



**RESIDENTIAL BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, April 18, 2018
Work Session 12:30 PM
Public Hearing 1:30 PM**

**200 Texas Street
City Council Conference Room 290 / City Council Chamber 2nd
Floor – City Hall
Fort Worth, Texas 76102
For More Docket Information Visit:
<http://fortworthtexas.gov/zoning/variances/cases>**

BOARD MEMBERS:

- J.R. Martinez _____
- Tony Perez, Chair _____
- Moiri Brown _____
- Joey Dixson, Vice-Chair _____
- Keishi High _____
- Tony DiNicola _____
- Courtney Holt _____
- Steve Epstein _____
- Bernie Scheffler _____

I. 12:30 P.M. LUNCH/WORK SESSION City Council Conference Room 290

A. Review of Cases on Today’s Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

- A. Approval of Minutes of March 21, 2018 Hearing _____**
- B. Translation Cases**

**1. BAR-17-023 Juana Ortiz
2733 Marigold Avenue**

- a.** Request a **VARIANCE** in an “A-5” One-Family District to permit an existing carport that encroaches 3 feet into the required 5-foot side yard setback, creating a 2-foot side yard setback.
- b.** Request a **VARIANCE** in an “A-5” One-Family District to permit an existing habitable structure without a 220V plug that encroaches 3 feet into the required 5-foot side yard setback, creating a 2-foot side yard setback.
- c.** Request a **VARIANCE** in an “A-5” One-Family District to permit an existing habitable structure without a 220V plug that encroaches 2 feet into the required 5-foot rear yard setback, creating a 3-foot rear yard setback.



2. BAR-17-097

Andres Albarran
3704 Ashland Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a carport in the front yard, where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport that encroaches 2 feet, 6 inches into the required 5-foot side yard setback, excessive by 2 feet, 6 inches.
- c. Request a **VARIANCE** in an "A-5" One-Family District to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.
- d. Request a **VARIANCE** in an "A-5" One-Family District to allow 1 parking space on the lot, when 2 parking spaces are required, deficient by 1 parking spaces.

3. BAR-18-029

Rigoberto Gonzalez
4100 Hampshire Boulevard

- a. Request a **VARIANCE** in an "A-5" One-Family District, to permit an addition that encroaches 2 feet, 5 inches into the required 5-foot side-yard setback, creating a 2-foot, 7-inch side-yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District, to permit an addition that encroaches 19 feet into the required 25-foot projected front-yard setback, creating a 6-foot, front-yard setback.
- c. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit a 4-foot solid front-yard fence within the projected front yard setback.
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit a 6-foot solid fence in the projected front yard, where 4 feet is allowed by special exception, excessive by 2 feet.

4. BAR-18-043

Dulfina Maradiaga
2520 Birdell Court

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence that would encroach 10 feet into minimum 20-foot projected front yard setback, creating a 10-foot, projected front-yard setback.

C. Continued Cases

5. BAR-18-026

Leonard & Traci Moseley by Scherer Built
7013 Sunday Place

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the construction of a second garage, where only 1 garage is allowed on a lot less than ½ acre.
- b. Request a **VARIANCE** in an "A-10" One-Family District to permit the construction of a detached garage that would encroach 5 feet into the required 10-foot rear-yard setback, creating a 5-foot, rear-yard setback.

6. BAR-18-027

John Luster
4321 Mantis Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure with a height of 11 feet, 2 inches where 10 feet is the maximum allowed, excessive by 1 foot, 2 inches.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure that encroaches 1 foot, 3 inches into the required 5-foot side-yard setback, creating a 3-foot, 9-inch side-yard setback.



D. New Cases

7. BAR-18-033

Tom Vanderzyl
3600 Scoma Road

- a. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of a secondary structure without a primary structure, where secondary structures are not allowed.
- b. Request a **VARIANCE** under the “A-5” One-Family District regulations to permit the construction of an 800 square foot storage shed where 400 is the maximum allowed, excessive by 400 feet.

8. BAR-18-035

Sam Harris
1617 New York Avenue

- a. Request a **VARIANCE** in an “A-10” One-Family District to permit the construction of a residence that would encroach 20 feet into minimum 30-foot projected front yard setback, creating a 10-foot, projected front-yard setback.

9. BAR-18-037

Sean Hower by Jason Binzer
2317 6th Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a structure that would encroach 2 feet into the required 5-foot side-yard setback, creating a 3-foot, side-yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a structure that would encroach 2 feet into the required 5-foot rear-yard setback, creating a 3-foot, rear-yard setback.

10. BAR-18-038

Donna Williams by Mark Chambless
9304 Mountain Lake Court

- a. Request a **VARIANCE** under the “R1” Zero Lot Line/Cluster District regulations, to permit the construction of a residence that encroaches 4 feet into the minimum 10-foot building separation from the adjacent neighbor, creating a 6-foot building separation.

11. BAR-18-039

The Shearer Family Trust by Wade Chappell
4833 Lafayette Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence that would encroach 5 feet, 3 inches into the required 25-foot, 3-inch established front yard, creating a 20-foot front yard setback.

12. BAR-18-040

Robert & Betty Watson by Greg Colbert
4444 Overton Crest Street

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the continued use of an accessory structure with a height of 14 feet where 10 feet is the maximum allowed, excessive by 4 feet.
- b. Request a **VARIANCE** in an “A-43” One-Family District to permit the continued use of an accessory structure that encroaches 15 feet into the required 25-foot side-yard setback, creating a 10-foot, side-yard setback.
- c. Request a **VARIANCE** in an “A-43” One-Family District to permit the continued use of an accessory structure that encroaches 14 feet into the required 25-foot side-yard setback, creating an 11-foot, side-yard setback.



13. BAR-18-041

Allen Holub
1911 Galveston Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence on a 3,943 square-foot lot, where a minimum of 5,000 square feet is required, deficient by 1,057 square feet.

14. BAR-18-042

Steven Halliday
2845 S. Adams Street

- a. Request a **VARIANCE** in a "B" Two-Family District, to permit the construction of a swimming pool in front of the rear wall of the primary residential structure.

I. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, April 12, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas